

DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 22
CONCESSION 4 (Rideau Front)
Geographic Township of Gloucester
BLOCK 211
REGISTERED PLAN 4M-1653
CITY OF OTTAWA

Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Scale 1 : 750

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
The boundaries of the lands to be subdivided and their relationship to
adjacent lands have been accurately and correctly shown.
Date Aug 19, 2025
T. Hartwick
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

This is to certify that I am the owner / agent of the lands to be
subdivided and that this plan was prepared in accordance with
my instructions.
Date August 19, 2025
David Kardish
Edge at Pathways Regional Inc.
I have authority to bind the corporation

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51-17 OF THE PLANNING ACT

- (a) see plan
(b) see plan
(c) see plan
(d) single, multi-family residential housing, park land, storm water management
(e) see plan
(f) see plan
(g) see plan
(h) City of Ottawa
(i) see soils report
(j) see plan
(k) sanitary, storm sewers, municipal water, bell, hydro, cable and
gas to be available
(l) no easements on subject property

NOTES

Bearings are grid and are referred to the Central Meridian
of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.

PROPOSED LAND USE TABLE			
PROPOSED USE	LOT/BLOCK	NUMBER OF UNITS	AREA Ha / Ac
SINGLES	1-77	77	2,674 / 6.61
TOWNHOMES	81-90, 92-111	131	3,180 / 7.86
BACK2BACK	91	96	1,517 / 3.75
PARK	79		0.424 / 1.05
STORM WATER POND	112		0.512 / 1.27
STREETS, WIDENINGS, RESERVES	121 115-120 78		3,677 / 9.09 0.057 / 0.14 0.080 / 0.15
OTHER	113 114		0.157 / 0.39 0.105 / 0.26
TOTAL		304	12,363 / 30.55

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED

THIS DRAFT PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER
SECTION 51 OF THE PLANNING ACT.
THIS DAY OF _____ 20__

ADAM BROWN, MANAGER
DEVELOPMENT REVIEW-RURAL
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

